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ARLINGTON REDEVELOPMENT BOARD

Arlington, Massachusetts
Middlesex, ss

DOCKET NO. 3662

DECISION Special Permit Under ENVIRONMENTAL DESIGN REVIEW

Applicant: Bluebird Graphic Solutions, 17 Everberg Rd, Suite E, Woburn, for Adamian
Construction & Development Corporation
Property Address: 29 Mill Street, Arlington, Massachusetts 02476

Hearing Dates: August 30, 2021
Date of Decision: August 30, 2021

20 Day Appeal Period Ends: October 10, 2021

Members Approved

Eugene B. Borden
[Signature]
[Signature]
Rachel J. Zembura

Opposed

Town Clerk's Certification

Date



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**Town of Arlington, Massachusetts
Redevelopment Board**

730 Massachusetts Avenue, Arlington, Massachusetts 02476

DECISION OF THE BOARD

**Environmental Design Review Docket #3662, 29 Mill Street, Arlington, MA 02476
August 30, 2021**

This Decision applies to the application by Bluebird Graphic Solutions, 17 Everberg Rd, Suite E, Woburn, for Adamian Construction & Development Corporation, owner of the property at 29 Mill Street, Arlington, MA, 02476, for Special Permit Docket #3662 in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant seeks approval of signage that exceeds the allowed signage in the R7 Zoning District. The opening of the Special Permit is to allow the Board to review and approve the signage under Section 6.2, Signs.

A public hearing was held on August 30, 2021. The public hearing was closed on August 30, 2021, and the docket was approved by a vote of 4-0.

Materials reviewed for this Decision:

- Application for EDR Special Permit,
- Impact statement;
- Photograph of previous sign;
- Dimensional information of the proposed signage; and
- Renderings of signage.

The following criteria have been met, per Section 3.3.3, Arlington Zoning Bylaw:

1. An office use has been established at this site for many years, and is a pre-existing, conforming use in the R7 Apartment District/High Density Zoning District.
2. Office tenants have operated from this location for many years, and this business provides a service for the community.
3. The office use will not create undue traffic congestion or unduly impair pedestrian safety.

4. The office use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.
5. The office use is not subject to any special regulations.
6. The office use does not impair the integrity or character of the neighborhood.
7. The office use will not be in excess or detrimental to the character of the neighborhood. The Board can find that this condition is met.

The following criteria have been met, per Section 3.4.4, Arlington Zoning Bylaw:

1. **EDR-1 Preservation of Landscape**

There are no changes to the landscape as there are no proposed exterior alterations other than the new signage.

2. **EDR-2 Relation of the Building to the Environment**

There are no changes to the exterior of the building other than the new signage.

3. **EDR-3 Open Space**

There are no changes to open space as a result of the new signage.

4. **EDR-4 Circulation**

There are no changes to any circulation patterns.

5. **EDR-5 Surface Water Drainage**

There will be no changes to the exterior of the building or surface water run-off.

6. **EDR-6 Utilities Service**

There will be no changes to the utility service as a result of this proposal.

7. **EDR-7 Advertising Features**

Signage complies with Section 6.2 of the Zoning Bylaw, including replacement of an existing sign with a new sign and an internally illuminated wall sign. The replacement sign will exceed the allowable height in the Residential/Business Sign District per this Decision.

8. **EDR-8 Special Features**

There are no such special features proposed for this site.

9. **EDR-9 Safety**

There are no changes to safety at this site.

10. EDR-10 Heritage

The building and property at 29 Mill Street is listed on the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington*, and is under the jurisdiction of the Arlington Historical Commission. The Historical Commission will review the signage and this permit shall be conditioned on their approval.

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11. EDR-11 Microclimate

There will be no adverse impacts on air and water resources or on temperature levels of the immediate environment.

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12. EDR-12 Sustainable Building and Site Design

There are no changes proposed to the building or site.

The Redevelopment Board made the following finding upon approval:

1. The ARB finds that the nature of the use being made of the building is such that allowing the building sign to be higher on the building than otherwise allowed under Section 6.2 of the Zoning Bylaw is in the public interest for public visibility of said signage.
2. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.

The project must adhere to the following general conditions:

1. Any substantial or material deviation during construction from the approved signage may be subject to the written approval of the Director of Planning and Community Development or the Arlington Redevelopment Board.
2. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

The project must adhere to the following special condition:

1. The sign shall be compliant with illumination requirements in Section 6.2.4 C in the Zoning Bylaw, except for the allowed hours of illumination. The sign shall not be illuminated between the hours of 9:00 p.m. and 6:00 a.m.
2. Sign shall not exceed 18 square feet per the approved plan dated September 1, 2021, and in compliance with Section 6.2.4 C of the Zoning Bylaw.
3. Prior to issuance of a Building Permit, the Arlington Historical Commission must review and approve the signage. This permit shall be conditioned on their approval.

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